

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, FEBRUARY 24, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Iryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Hall MOVED THAT THE PLANNING COMMISSION'S PERSONNEL AND BUDGET COMMITTEE MEMBERS CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, ONLY THE PUBLIC BUSINESS MATTER MENTIONED IN THE MOTION FOR A CLOSED SESSION THAT IS LAWFULLY EXEMPT FROM THE OPEN MEETING REQUIREMENTS PRESCRIBED BY THE VIRGINIA FREEDOM OF INFORMATION ACT, AND ONLY THE MATTER IDENTIFIED IN THE MOTION TO CONVENE THE CLOSED SESSION, WAS HEARD, DISCUSSED, OR CONSIDERED BY THE PLANNING COMMISSION COMMITTEE DURING THAT SESSION.

Commissioner Byers seconded the motion which carried unanimously with only Committee members voting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION AFFIRM THE COMMITTEE APPOINTMENTS OUTLINED IN THE MEMORANDUM FROM THE CHAIRMAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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Commissioner Byers announced his intention to make a decision on RZ/FDP-1998-V-059, PCA-84-V-1 31, and SEA-84-V-1 31, Shawnee Road, LC, on Thursday, March 16, 2000.

In reply to a question from Commissioner Palatiello, Commissioner Byers confirmed that a staff report addendum would be issued prior to that date.

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Commissioner Smyth MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON RZ-1999-PR-045, VIVIAN JOHNSON, TO A DATE CERTAIN OF MARCH 2, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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Secretary Harsel MOVED THAT WE APPROVE THE FOLLOWING SETS OF MINUTES:

9/9/98	9/15/98	9/23/98
9/10/98	9/16/98	9/24/98
9/12/98	9/17/98	9/30/98

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Moon and Smyth abstaining; Commissioner Wilson not present for the vote.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON 2232-S99-8, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, TO A DATE CERTAIN OF APRIL 6, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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RZ-1999-DR-063 - W. L. HOMES DBA JOHN LAING HOMES (Decision Only)

(The public hearing on this application was held on February 16, 2000. A complete verbatim transcript of the decision made on this item is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF APPLICATION RZ-1999-DR-063,

SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED FEBRUARY 24, 2000, WITH PROFFER NO. 13'S NUMBER BEING CHANGED TO NO. 12.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Murphy abstaining.

Commissioner Alcorn noted that he had attended the Braddock District community meeting regarding residential infill development on Tuesday, February 22, 2000. He commented that the meeting had been well run by Commissioner Harsel and well attended by citizens. He encouraged his fellow Commissioners to attend future meetings in other districts. Commissioner Harsel thanked Commissioner Alcorn for his kind words and agreed that the meeting had been successful. She suggested that other Commissioners invite as many people as possible to ensure that information regarding residential infill development was conveyed to all interested parties.

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#### PLANNING COMMISSION BYLAWS AMENDMENTS

Commissioner Palatiello, Chairman of the Policy and Procedures Committee, MOVED THAT THE PLANNING COMMISSION APPROVE THE AMENDMENTS TO THE COMMISSION'S BYLAWS AS OUTLINED IN THE MEMORANDUM DATED FEBRUARY 10, 2000, WITH THE FOLLOWING AMENDMENTS:

ADD THE FOLLOWING LANGUAGE IN SECTION 7-102, AFTER 5A AND 513:  
"IF SIGNED UP ON THE SPEAKERS LIST BY 3:00 P.M. ON THE SCHEDULED DATE OF THE PUBLIC HEARING."

ADD THE FOLLOWING LANGUAGE IN SECTION 103, PARAGRAPH 4, AFTER THE NEW LANGUAGE CONCERNING THE 3-MINUTE TIME ALLOTMENT: "FOR INDIVIDUALS SIGNED UP ON THE SPEAKERS LIST BY 3:00 P.M. ON THE SCHEDULED DATE OF THE PUBLIC HEARING; . . ."

Commissioners Hall and Byers seconded the motion which carried unanimously.

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Commissioner Downer announced that former Commissioner Alvin Thomas would be honored by the Board of Supervisors on Monday, February 28, 2000 at 9:30 a.m. for his 16 years of service on the Commission. She encouraged as many Commissioners as possible to attend.

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#0011 -SD-0 1 - ROBALEED (Hunter Mill District) (Administrative Review)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OR DESIGNEE, APPROVE THE SUBDIVISION PLAN FOR THE 26 SINGLE FAMILY DWELLING UNITS IN ACCORDANCE WITH NORMAL PROCEDURES IN THE SUBDIVISION PLAN RELATED TO RZ-1998-HM-036.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for tonight's agenda items:

1. ZONING ORDINANCE AMENDMENT  
(Vehicle Transportation Service Establishment)
2. S99-CW-T3 - OUT-OF-TURN PLAN AMENDMENT
3. RZ-1999-MV-049 - STORAGE PARTNERS 1
4. RZ-1999-MA-051 - LEEWOOD INVESTMENTS & ASSOCIATES, LLC  
SE-99-M-038 - LEEWOOD INVESTMENTS & ASSOCIATES, LLC
5. SEA-79-C-007-3 - ROSENTHAL HONDA DEALERSHIP

This order was accepted without objection.

ZONING ORDINANCE AMENDMENT (Vehicle Transportation Service Establishments) - To amend Chap. 112 of the Code of the County of Fairfax to establish a new vehicle transportation service establishment use to be allowed in certain retail commercial, planned development & industrial districts & modify the provisions pertaining to the sale & rental of pick-up trucks, boats, trailers & recreational vehicles.  
PUBLIC HEARING.

Ms. Laura Clarke, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined on pages 7 through 13 of the staff report.

Commissioner Alcorn noted that the proposed regulations would apply only to taxicabs and limousine services allowed by right in Planned Residential Commercial (PRC) Districts. He added that these by-right uses would have to be located in the town center portion of the PRC and shown on the development plan.

ZONING ORDINANCE AMENDMENT  
(Vehicle Transportation Service Establishments)

February 24, 2000

In response to a question from Commissioner Byers regarding the County's efforts last year to regulate truck rental establishments, Ms. Lorrie Kirst, ZAD, DPZ, said that several of the businesses in violation had applied for special exception applications that were currently working their way through the system and some businesses had ceased operations.

Chairman Murphy called for speakers from the audience, but received no response. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Alcorn for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION ENDORSE AND RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT, ENTITLED VEHICLE TRANSPORTATION SERVICE ESTABLISHMENTS AND SALE AND RENTAL OF OTHER VEHICLES, AS CONTAINED IN THE STAFF REPORT DATED JANUARY 28, 2000.

Commissioner Byers seconded the motion which carried unanimously.

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S99-CW-T3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County in accordance w/the Code of VA, Title 15.2, Chap. 22 concerning Steuben Pike & adjacent roadways in the area between Lee Hwy. & 1-66, W. of Fairfax County Parkway (Tax Maps 55-2, 55-4) in the SW quadrant of the Fairfax Center Area. The Amendment will consider deleting the planned Steuben Pike collector roadway N. of Lee Hwy. from the Comprehensive Plan. Other recommendations relating to the transportation network may also be modified. SULLY DISTRICT. PUBLIC HEARING.

Mr. Jaak Pedak, Department of Transportation, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the language outlined in the staff report.

Chairman Murphy called for speakers from the audience, but received no response. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE TRANSPORTATION RECOMMENDATIONS FOR THE FAIRFAX CENTER AREA SOUTHWEST, AS SHOWN ON FIGURE 84, PAGE 240 OF THE AREA III VOLUME OF THE COMPREHENSIVE PLAN, 1991 EDITION, AND AS AMENDED ON NOVEMBER 23, 1998, BE APPROVED TO REMOVE THE PLANNED STEUBEN PIKE COLLECTOR ROAD NORTH OF SUMMIT DRIVE.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy not present for the vote.

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(During the temporary absence of Chairman Murphy and Vice Chairman Byers from the Board Auditorium, Secretary Harsel assumed the Chair and called the next case.)

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RZ-1999-MV-049 - STORAGE PARTNERS I, INC. - Appl.  
to rezone from R-1 to 1-5 to permit industrial development  
w/an overall FAR of 0.35 on property located on the E. side  
of Telegraph Rd., approx. 200 ft. N. of its intersection  
w/Whernside St. on approx. 4.93 ac. Comp. Plan Rec: Industrial.  
Tax Map 108-1((I))8C. MOUNT VERNON DISTRICT. PUBLIC  
HEARING.

William Thomas, Jr., Esquire, with Fagelson, Schonberger, Payne & Deichmeister, reaffirmed the affidavit dated February 4, 2000. There were no disclosures by Commission members.

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(Chairman Murphy returned to the Auditorium and resumed the Chair. Commissioner Byers also returned to the Auditorium at this time.)

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Ms. Cathy Seiber, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Thomas noted that negotiations with staff and citizens, including the Mount Vernon Council and Lorton Civic Association, had resulted in an application with no outstanding issues. He offered to answer any questions the Commissioners might have.

In response to questions from Commissioner Byers, Mr. Thomas explained that when the applicant attempted to acquire parcel 10, directly north of the subject property, it was

discovered that it had recently been purchased by the owner of an adjacent business. He noted that the applicant had worked with this owner to address his concerns in the applicant's proffer statement.

Chairman Murphy called the only listed speaker and recited the rules for public testimony.

Mr. Michael Bouchery, 5564 River Oak Court, Woodbridge, contract purchaser of parcel 10 and owner of a nearby business, spoke in support of the applicant's plans. He confirmed that the applicant had addressed the majority of his concerns, with only a few minor issues still to be resolved.

Mr. Thomas had no rebuttal statement; however, he responded to questions from Commissioner Wilson concerning the ownership of parcels 8B and 8D, located northeast of the subject property.

There being no further comments or questions from the Commission or closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1999-MV-049, SUBJECT TO EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE SET FORTH IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE NORTHERN AND SOUTHERN PERIPHERIES OF THE APPLICATION BOUNDARY.

Commissioner Kelso seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE BARRIER REQUIREMENTS ON A PORTION OF THE SOUTHERN PERIPHERY.

Commissioner Kelso seconded the motion which carried unanimously.

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RZ-1999-MA-051 - LEEWOOD INVESTMENTS & ASSOCIATES  
LLC - Appl. to rezone from R-1 to R-5 to permit institutional  
development w/an overall FAR of 0.33 on property located

in the N.E. quadrant of the intersection of Braddock Rd. & Woodland Dr. extended on approx. 6.70 ac. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 71-3((8))9, 9A, & 10A. (Concurrent with SE-99-M-038.) MASON DISTRICT.

SE-99-M-038 - LEEWOOD INVESTMENT & ASSOCIATES, LLC - Appl. under Sect. 3-504 of the Zoning Ord. to permit a medical care facility & day care center on property located at 7108, 7112, & 7120 Braddock Rd. on approx. 6.70 ac. zoned R-5. Tax Map 71-3((8))9, 9A, & 10A. (Concurrent with RZ-1999-MA-051.) MASON DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated November 17, 1999. There were no disclosures by Commission members.

Ms. Susan Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Baker stated that the applicant intended to build a 65-unit medical care facility for Alzheimer's patients. She noted that the building design would provide for the security of the patients and would include an interior courtyard for outdoor access. She added that two existing driveways would be eliminated and that access to the new facility would be provided through the entrance to the existing Leewood Nursing Home next door. Ms. Baker said that the applicant's plan was in accord with Comprehensive Plan recommendations and applicable Zoning Ordinance regulations. She stated that there was a stormwater management plan for the property and that the Health Care Advisory Board (HCAB) supported the applications.

Commissioner Hall noted that the applicant had made presentations to the Mason District Land Use Committee (MDLUC). She added that she had been surprised at the most recent meeting of the MDLUC on Tuesday, March 22, 2000, to discover the number of people in opposition to these applications in view of the fact that all land use issues had been addressed. She explained that those opposing the applications were mostly concerned about operation problems at the existing facility and that the MDLUC recommended that a decision be deferred until such time as the appropriate County agency could report on the validity and disposition of the complaints. Commissioner Hall stated that it was not the Planning Commission's role to evaluate the quality of health care. She noted that the first listed speaker was a representative of the HCAB and that HCAB had indicated its willingness to hold another public hearing following investigations of the complaints. Commissioner Hall added that the nearby Wilburdale community supported the applications and announced her intention to defer the decision.



Commissioner Alcorn commended Commissioner Hall for her preface remarks. He noted that the HCAB had advised the Commission many times in the past and he looked forward to receiving their recommendation on these applications.

Commissioner Byers concurred that the Planning Commission had no authority over health care matters. However, he noted that the Commission had received a large number of negative letters regarding the existing facility and pointed out that he would be reluctant to recommend approval of an expansion of that facility with these problems unresolved. He agreed that deferral of the decision was the right action at this time.

Commissioner Hall stated that she had made an unannounced visit to the facility earlier today and spoke to a number of residents. She found that the prevailing concern expressed was the lack of hot water, which she had been assured was a temporary problem caused largely by the recent installation of three high capacity washing machines that were using more hot water than expected.

There being no further comments from the Commission at this time, Chairman Murphy called the first listed speaker.

Ms. Marlene Blum, 2717 Lockett Avenue, Vienna, representing the HCAB, noted that, from a land use perspective and as far as the need for this proposed facility, the HCAB supported the applicant's proposal. However, she acknowledged that outstanding issues concerning operation of the existing facility needed to be addressed. She explained that the HCAB intended to hold another public hearing to listen to the community's concerns, and pointed out that Fairfax County's Area Agency on Aging operated the Northern Virginia Long-Term Care Ombudsman Program which could also be used by citizens to relay their concerns. Ms. Blum noted neither the County's Health Department nor the HCAB had the authority to demand changes in the quality of care, but that the licensing authorities in Richmond could withdraw a license if it was deemed necessary.

Commissioner Koch commented that, although Leewood had indicated its willingness to take corrective actions, he felt that actions should have been taken before, when issues were first raised, rather than now simply because there was an application before the Planning Commission.

In response to an inquiry from Commissioner Hall, Ms. Blum said that HCAB had meetings scheduled for Monday, March 20, and Monday, April 10, 2000 and she would be happy to place this matter on the agenda at either of those meetings. Commissioner Hall suggested that the April 10 meeting would be best. Ms. Blum agreed and noted that the meeting would begin at 7:30 p.m., but that the exact location was yet to be determined inasmuch as the number of people attending could be more than normally expected at HCAB meetings. She suggested that interested parties contact the HCAB for more information. Commissioner Hall asked that information regarding the proper agency to contact in Richmond be made available at the HCAB meeting. Ms. Blum agreed.

Commissioner Alcorn noted that perhaps this whole matter was something that should be brought to the attention of those in charge of the County's legislative program.

Ms. Blum responded to questions from Commissioner Wilson regarding the need for this facility.

There being no further comments or questions from the Commission at this point, Chairman Murphy called the next listed speaker.

The following individuals spoke in opposition to the applications. They described their personal experiences with relatives and loved ones at Leewood and listed their complaints about the operation of the existing health care facility.

1. Ms. Susan Hall, 4500 Willet Drive, Annandale  
representing the Leewood Family Council
2. Ms. Valarie Joseph, address unknown
3. Ms. Rosemary Furcher, exact address unknown, Annandale
4. Ms. Susan Bradshaw, 7015 Leestone Street, Springfield
5. Ms. Paula Krause, 6423 Montrose Street, Alexandria
6. Mr. Kenneth Payne, 4500 Willet Drive, Annandale

Ms. Hall and Ms. Joseph responded to questions from Commissioner Hall regarding their experiences and position on these applications.

Ms. Bradshaw responded to questions from Commissioners Byers and Hall regarding her individual situation.

There being no further speakers, Chairman Murphy called upon Ms. Baker for a rebuttal statement.

Ms. Baker submitted several letters of support, copies of which are in the date file. She explained that Leewood was aware of the complaints and was working to resolve the problems.

In response to a question from Commissioner Koch, Ms. Baker confirmed that there were various levels of services provided at Leewood.

Ms. Baker continued her rebuttal, noting that three members of the Leewood staff were here this evening and available to answer questions. She spoke about problems with a previous administrator who had subsequently been replaced and reiterated Leewood's commitment to correct outstanding issues.

Ms. Baker responded to questions from Commissioners Hall and Smyth concerning Leewood's efforts to address problems at the facility.

Commissioner Wilson asked Ms. Baker to provide the Commission with information concerning the numbers of Medicare and private care patients as well as the different levels of care provided at Leewood. Ms. Baker agreed.

Ms. Pat Pollich, a registered nurse and licensed nursing home administrator, explained that she had been associated with Leewood Nursing Home in a variety of roles for more than 27 years. She spoke about the problems with hiring qualified personnel and about Leewood's institution of a creative recruiting program to attract applicants. She echoed Ms. Baker's assurance that Leewood would continue to work with the Family Council to resolve outstanding problems.

In response to a question from Commissioner Wilson, Ms. Pollich stated that all but one of the recently hired staff were full time employees.

Commissioner Kelso commented that, while a rezoning application should be viewed entirely from a land use perspective and whether it conformed to the Comprehensive Plan, a special exception application was evaluated by different criteria and that reasonable conditions could be imposed to ensure compatibility and safety. He said he was troubled by the number of concerns expressed and looked forward to resolutions before the Commission's decision.

In response to a question from Commissioner Hall, Ms. Johnson said she was scheduled to return to the Commission on both April 12 and April 26, 2000. Commissioner Hall said that April 26 would be best for this decision.

Commissioner Byers commented that, during Ms. Pollich's presentation, he was reminded of something his grandfather used to say: "What you do speaks so loudly I cannot hear what you say." He said it would be interesting to see on April 26 if the conditions at Leewood had been corrected.

Commissioner Hall noted that she had met with the community and the MDLUC and, before Tuesday, she had received only one letter concerning these applications. She thanked HCAB for its willingness to hold another public hearing and added that she also looked forward to its further recommendations.

There being no further comments or questions from the Commission and Ms. Johnson having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (Verbatim excerpts are in the date file.)

Commissioner Hall MOVED THAT WE DEFER DECISION UNTIL A DATE CERTAIN OF APRIL 26, 2000, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Alcorn seconded the motion which carried unanimously.

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SEA-79-C-007-3 - ROSENTHAL HONDA DEALERSHIP - Appl.  
under Sect. 4-704 of the Zoning Ord. to amend SE-79-C-007 for a  
vehicle sales, rental & ancillary service establishment to permit a  
change in applicant's name & building on property located at  
1580, 1582, 1592 Spring Hill Rd. on approx. 7.84 acres zoned  
C-7, HC & SC. Tax Map 29-3((I))2C & 2D. HUNTER MILL  
DISTRICT. PUBLIC HEARING.

Mr. David Kay, agent for the applicant, reaffirmed the affidavit dated February 2, 2000. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Kay noted that the subject property was in an commercial area and that the automobile dealership had been in operation for many years. He explained that, as a national franchise dealership, Rosenthal was required to implement the policies of its manufacturer, Honda Motor Corporation. He added that Honda was seeking a uniform recognizable appearance for its dealerships and, to that end, new space and design criteria had been established. He explained the changes requested and stated that the proposed building would be an attractive addition that would improve the appearance of the dealership. He noted that no waivers or modifications were requested and offered to answer any questions the Commissioners might have.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

In response to a question from Commissioner Palatiello, Mr. Kay concurred with the proposed development conditions suggested by staff.

There being no further comments or questions from the Commission or closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-79-C-007-3, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT AND DATED FEBRUARY 10, 2000.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Byers not present for the vote.

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The meeting was adjourned at 10:40 p.m.  
Peter F. Murphy, Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: November 1, 2000

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission